HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2010

New Home Market

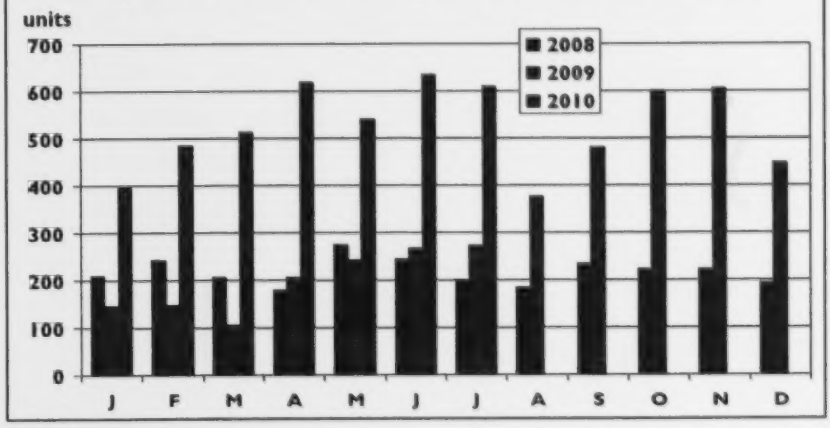
Edmonton Year-to-date Housing Starts Surpass 2009's Annual Production

Housing starts in the Edmonton Census Metropolitan Area (CMA) continued to outperform the previous year. Housing starts in Greater Edmonton totalled 949 units in July, up from 451 units in July 2009. This represents the 13th consecutive month of year-over-year gains in new home construction. To the end of July, local builders have started 6,328 housing units, up from 2,363 during the corresponding period last year and surpassing all of 2009's annual production.

Local builders started 610 single-detached units last month,

Figure 1

Single-Detached Housing Starts, Edmonton CMA



Source: CMHC

Table of Contents

1 New Home Market
3 Maps of Edmonton
9 Housing Now Report Tables
10 Summary by Market
16 Starts
20 Completions
23 Absorptions
25 Average Price
26 MLS® Activity
27 Economic Indicators

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it's released. CMHC's electronic suite of national standardized products is available for free.

Canada

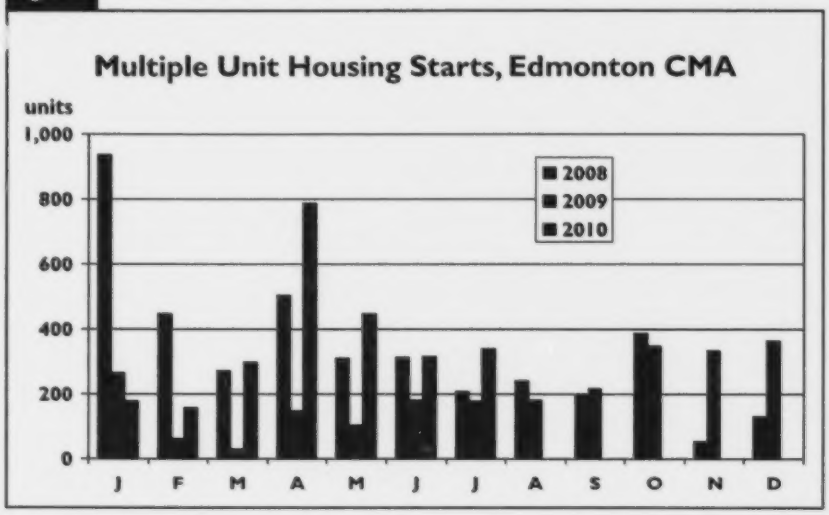
Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

representing a 123 per cent increase from the 273 units started in July 2009. While impressive, July's year-over-year gain was less pronounced than the 185 per cent increase to the end of June. In the latter half of the year, the single-detached sector will be competing with comparatively stronger numbers from the second half of 2009. After seven months, construction began on 3,799 single-detached units, 173 per cent higher than the 1,390 starts reported one year earlier. Singles under construction in July exceeded 4,100 units, the largest number since April 2008.

Single-detached completions increased year-over-year for the sixth consecutive month in July. Completions reached 479 units, more than double a year prior and representing the highest level since August 2008. Despite the uptick in completions, inventories (including show homes) remain near historical lows due to robust absorptions. The number of homes absorbed in July reached 505 units, representing an increase of 62 per cent over the same month last year. The median price of homes absorbed in July fell by 5.3 per cent year-over-year to $449,850. Readers should note that the absorbed price reflects units absorbed at or after completion in a given month, which is not necessarily the month when the sale price was negotiated.

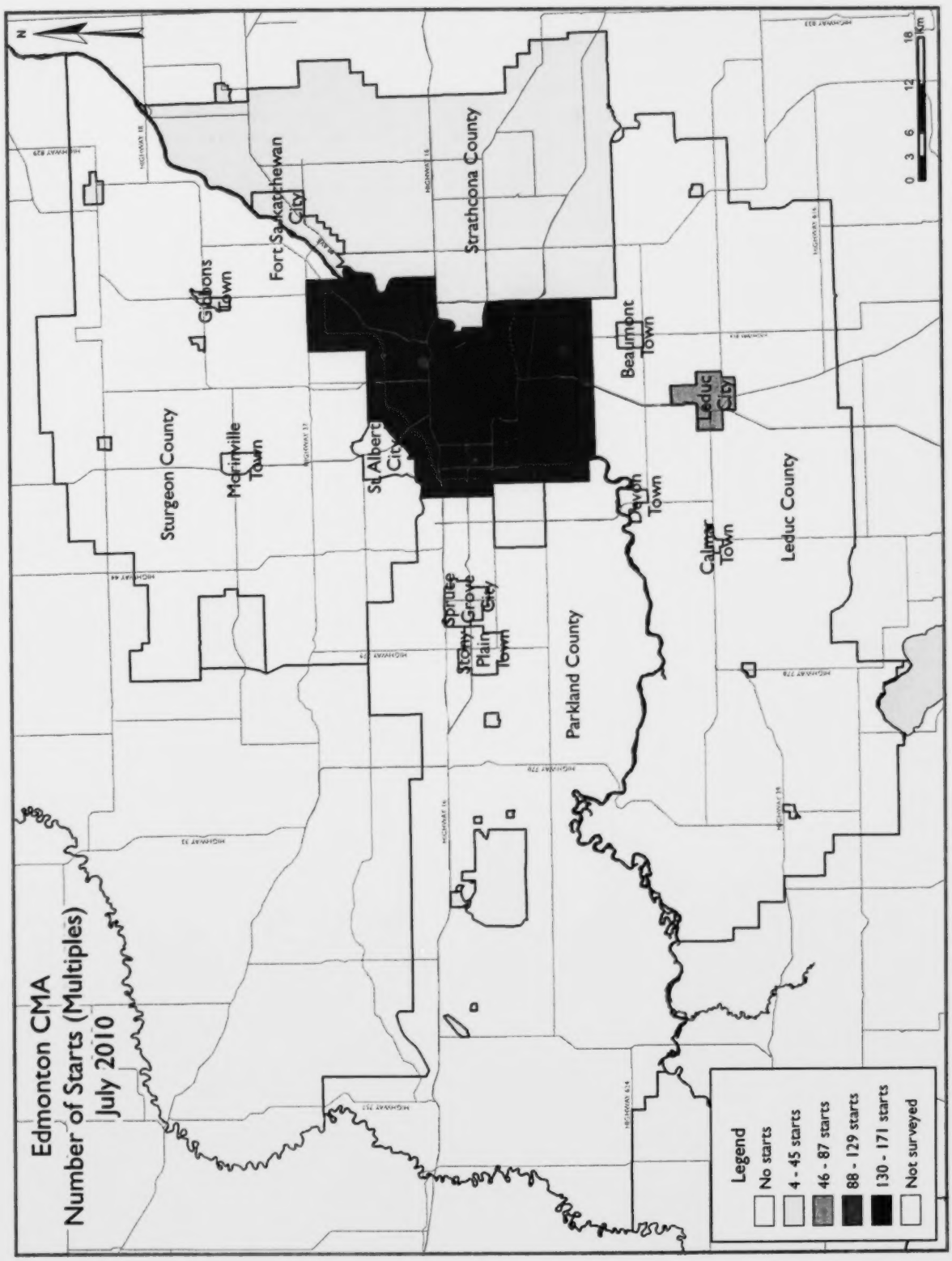
Figure 2

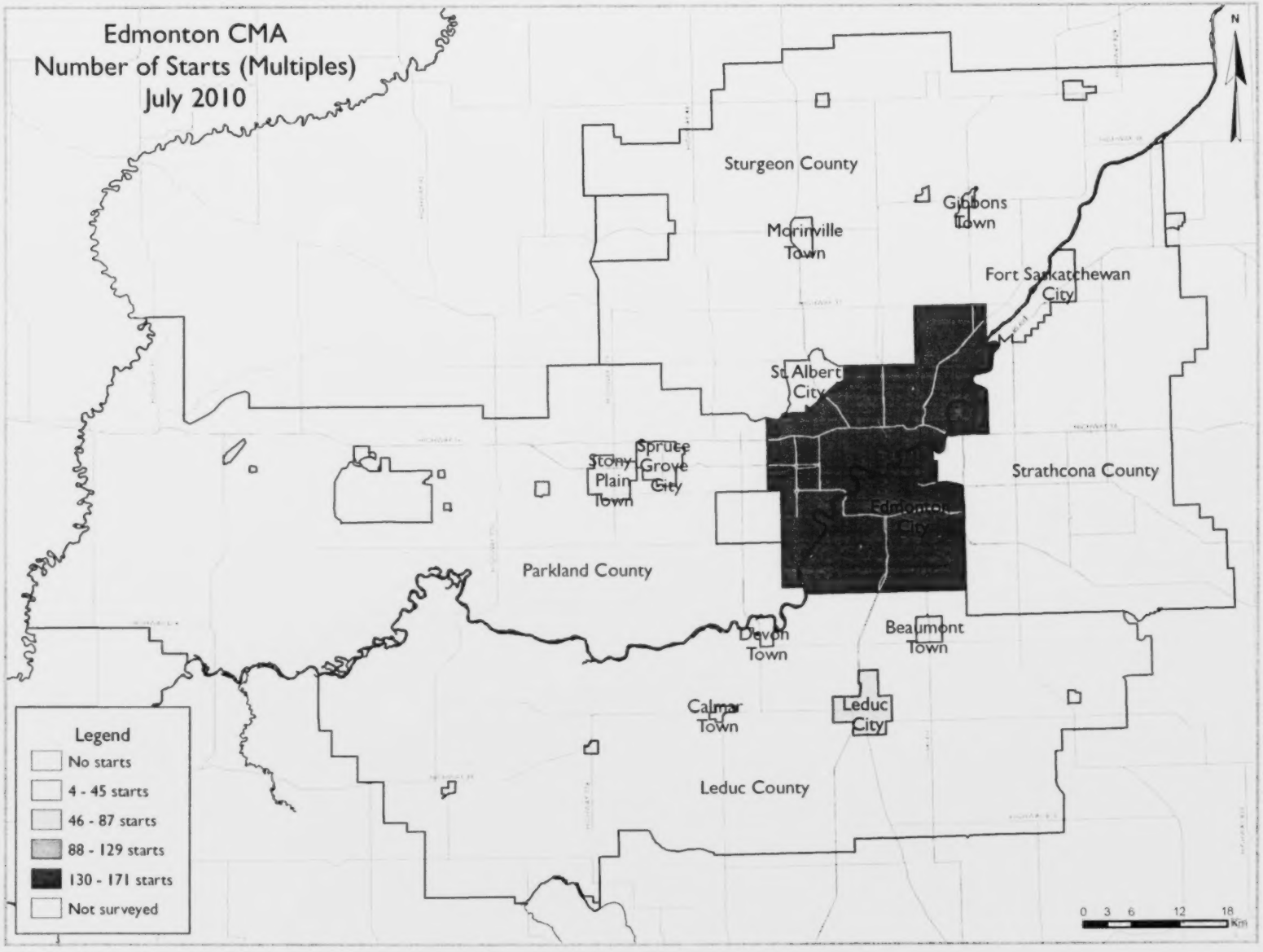


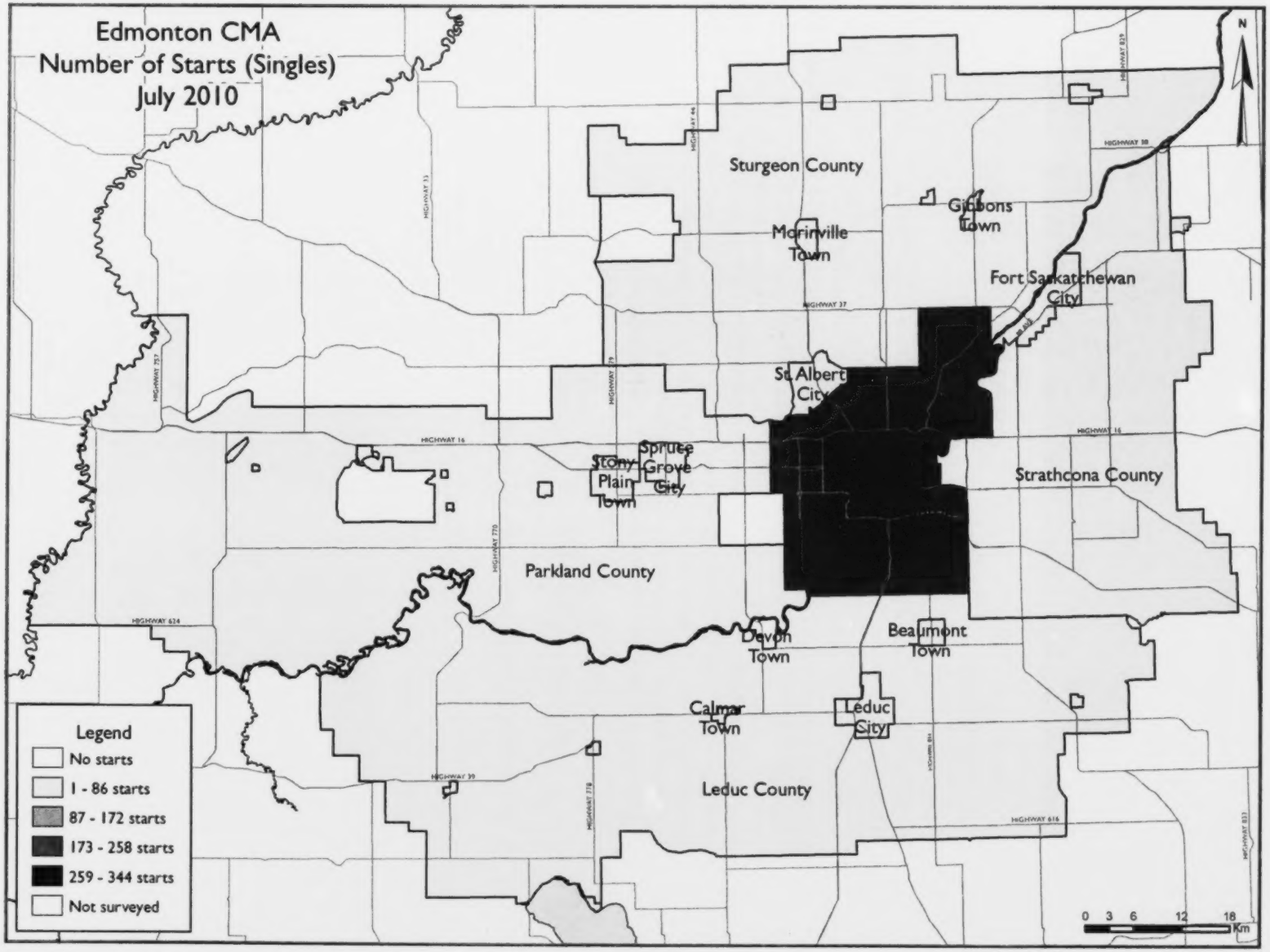
Source: CMHC

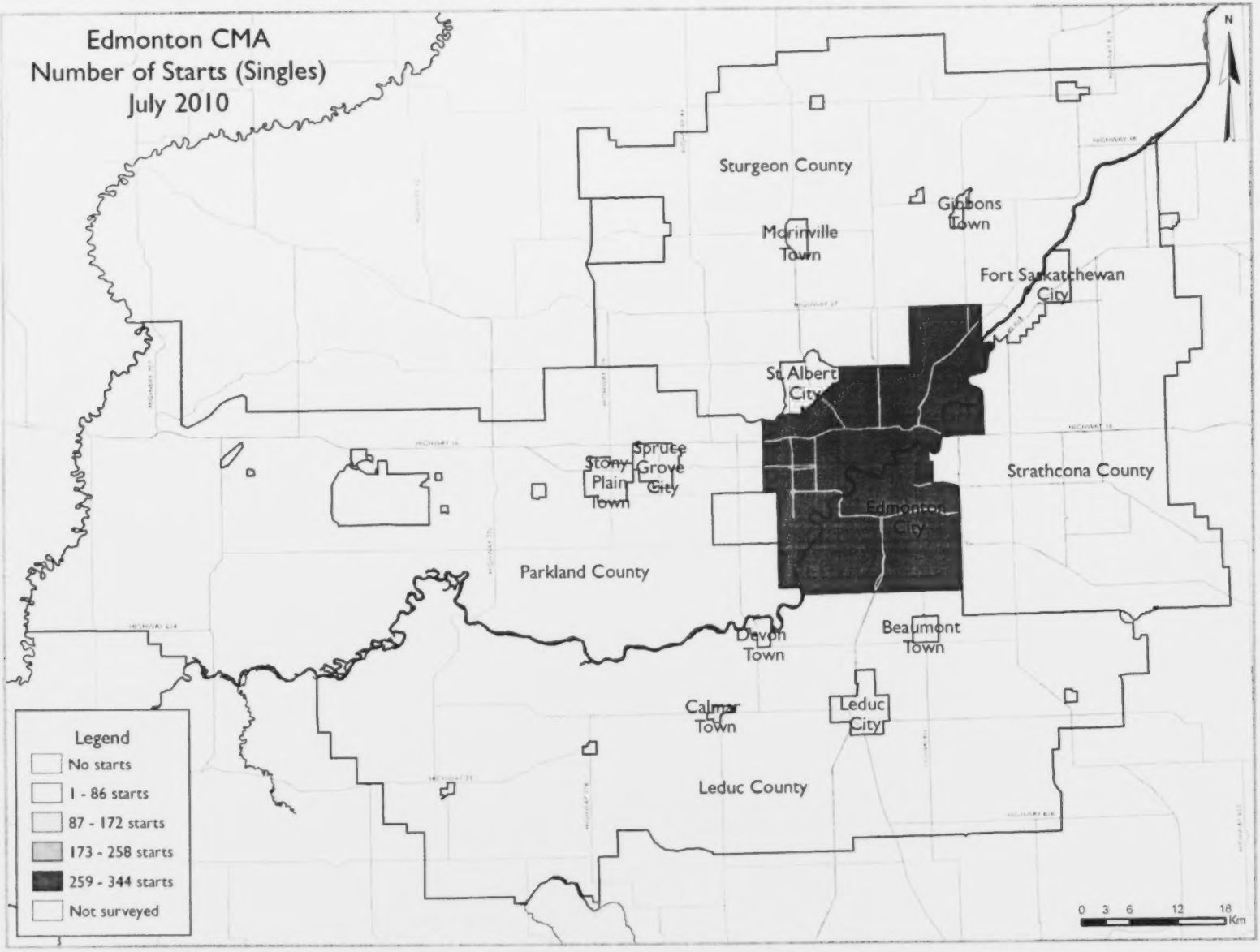
Multi-family housing starts, which consist of semi-detached units, rows, and apartments, totalled 339 units last month, 90 per cent higher than the 178 units started in July 2009. After seven months, multi-family starts reached 2,529 units, up from the 973 units started from January to July of last year. With a 315 per cent year-over-year gain to the end of July, apartments have recorded the largest increase among multi-family units thus far. However, with apartment inventories still elevated by historical standards, apartment starts will likely dissipate over the balance of the year.

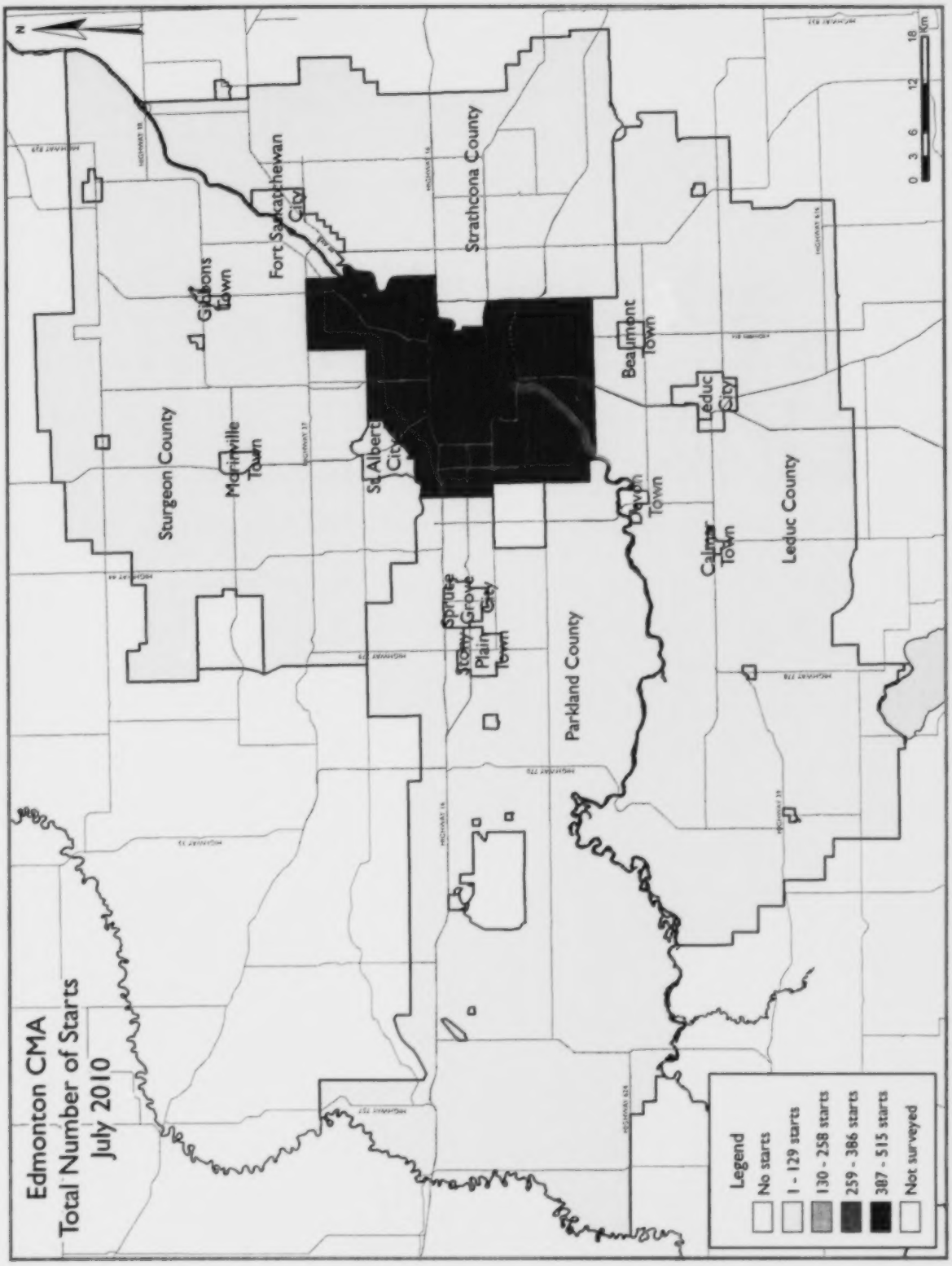
Multiple dwelling completions totalled 350 units in July compared with 526 units in July 2009. Total absorptions, meanwhile, decreased by 51 per cent year-over-year to 246 units, brought down by weak take-up of condominium apartments. As a result, the inventory of completed and unoccupied multiple units increased from the previous month to 1,020 units. Compared with this time last year, multiple unit inventories were 12 per cent higher in July. Apartments accounted for almost 73 per cent of July's multi-unit inventory, with the lion's share of these intended for the condominium market.

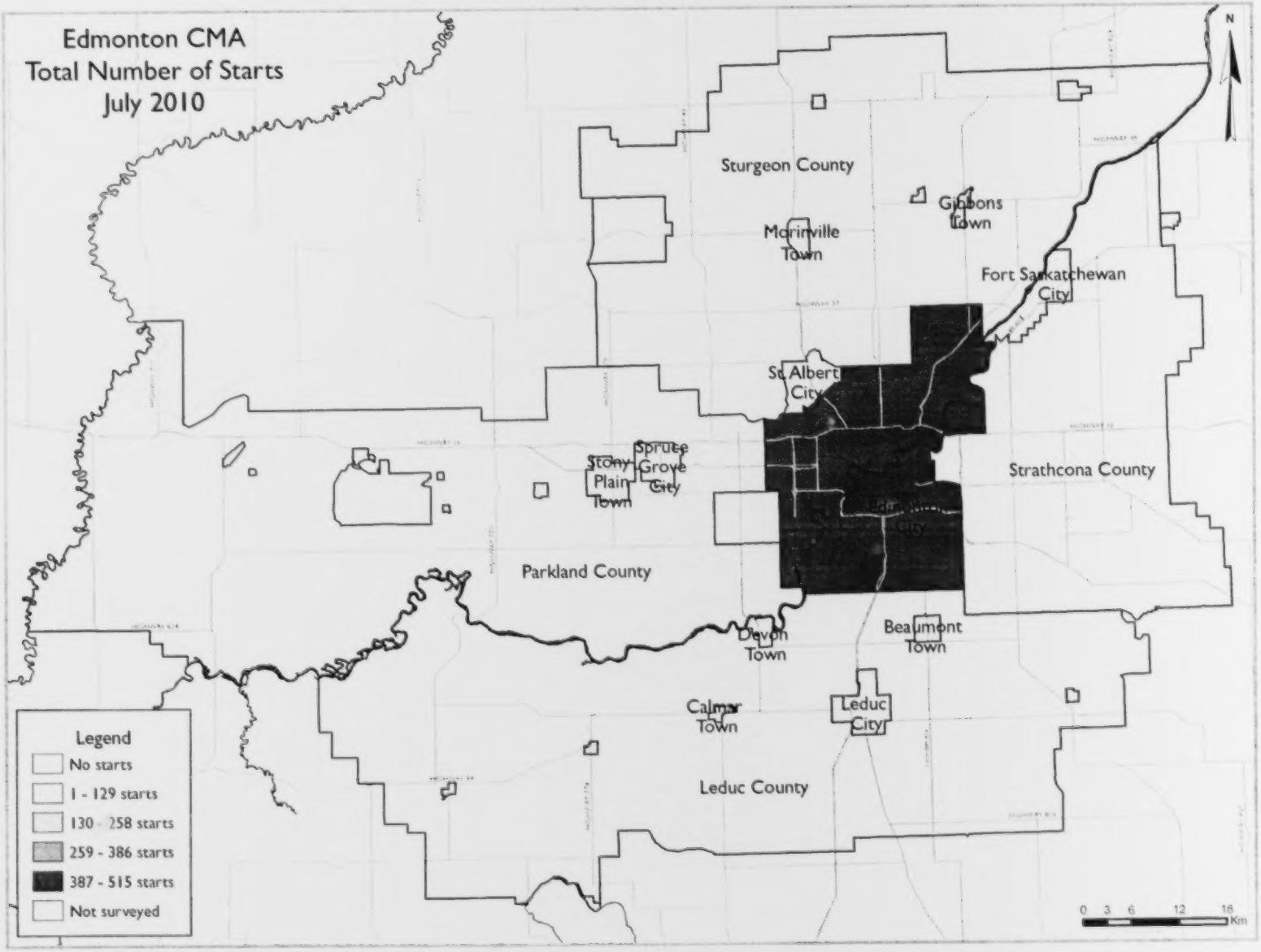

Edmonton CMA
Number of Starts (Multiples)
July 2010
Legend
No starts
4 - 45 starts
46 - 87 starts
88 - 129 starts
130 - 171 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km

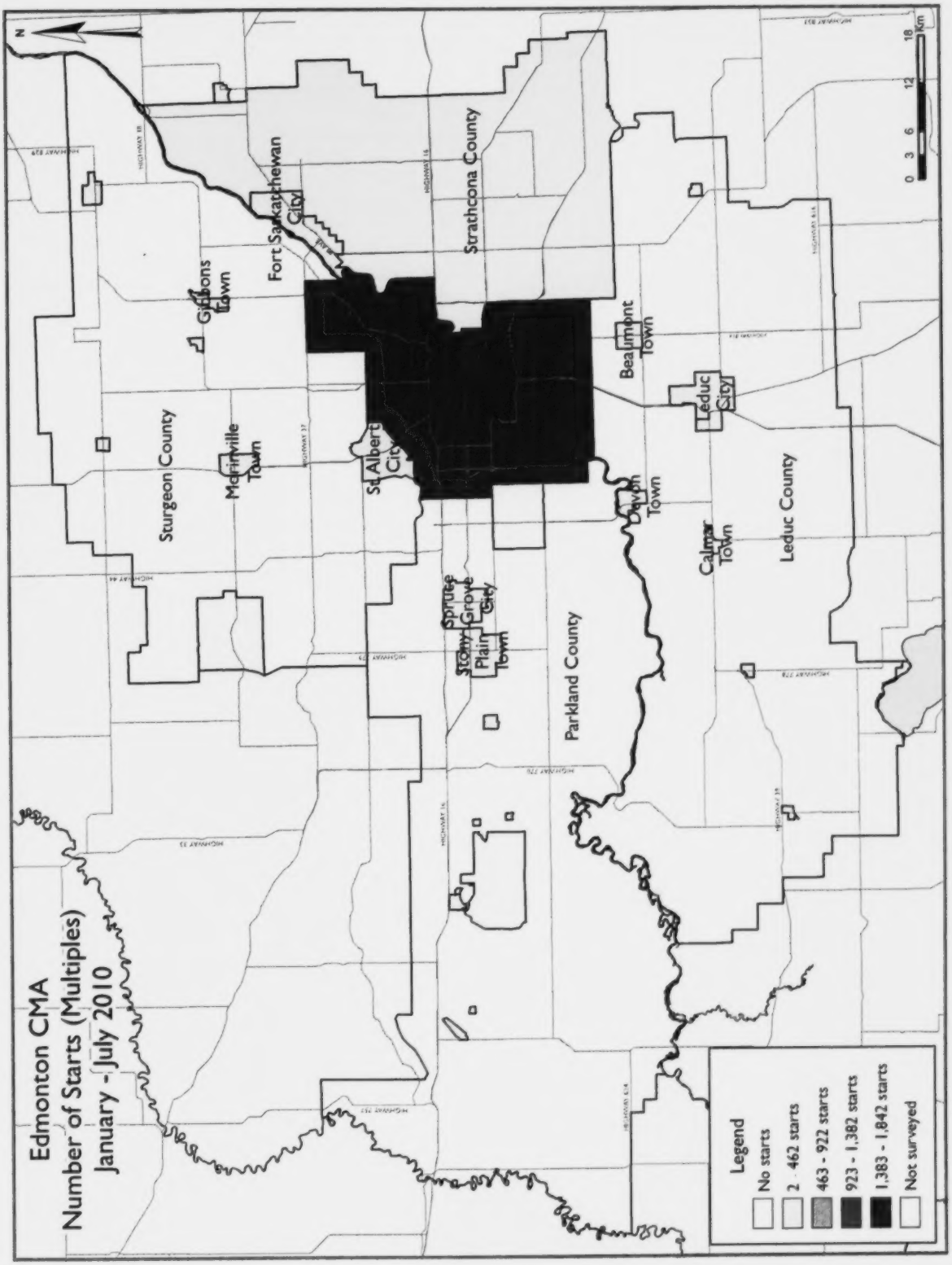

Edmonton CMA
Number of Starts (Multiples)
July 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
4 - 45 starts
46 - 87 starts
88 - 129 starts
130 - 171 starts
Not surveyed
0 3 6 12 18
Km

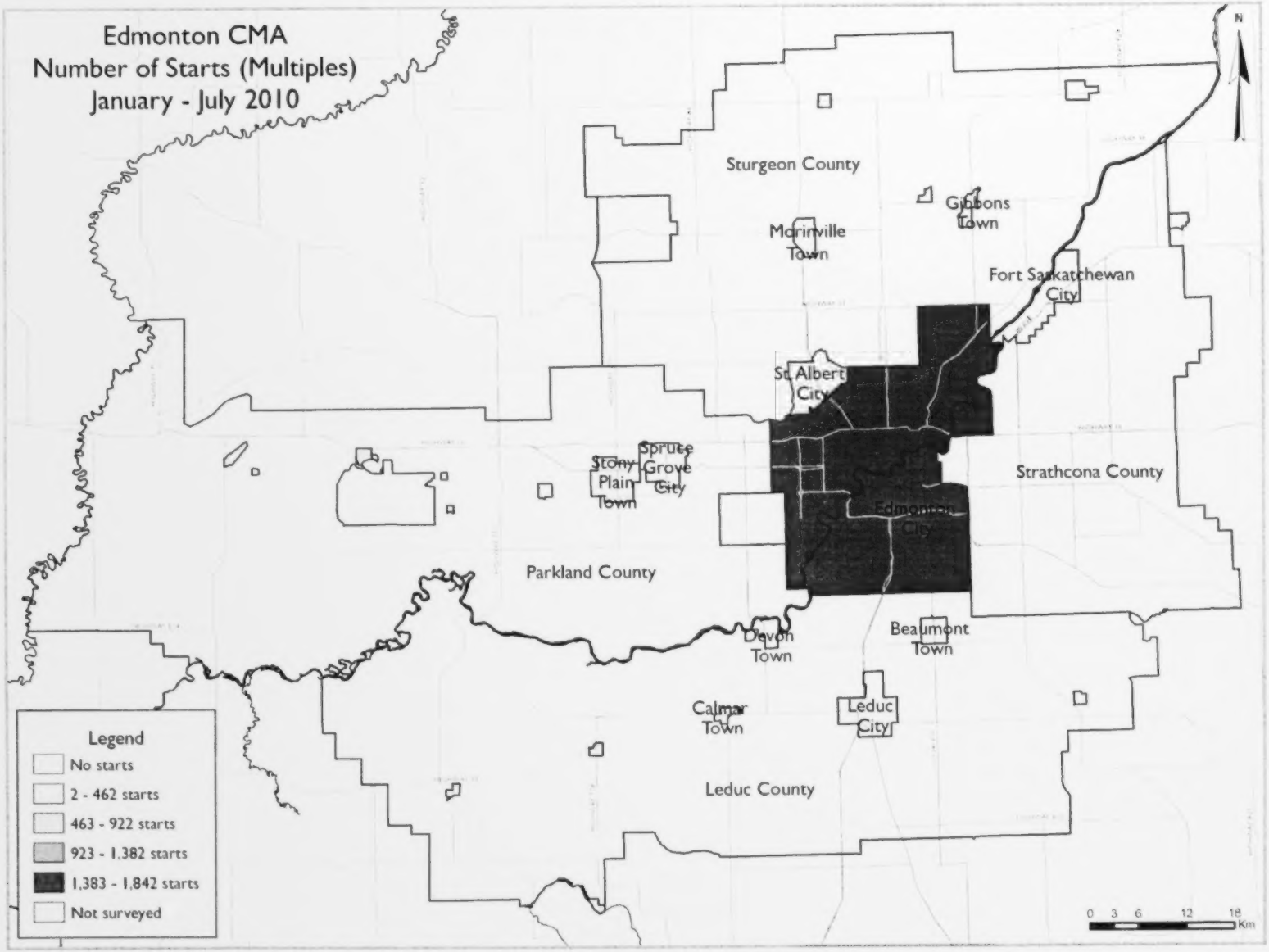

Edmonton CMA
Number of Starts (Singles)
July 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 30
HIGHWAY 39
HIGHWAY 616
HIGHWAY 624
HIGHWAY 770
HIGHWAY 778
HIGHWAY 825
Legend
No starts
1 - 86 starts
87 - 172 starts
173 - 258 starts
259 - 344 starts
Not surveyed
0 3 6 12 18
Km

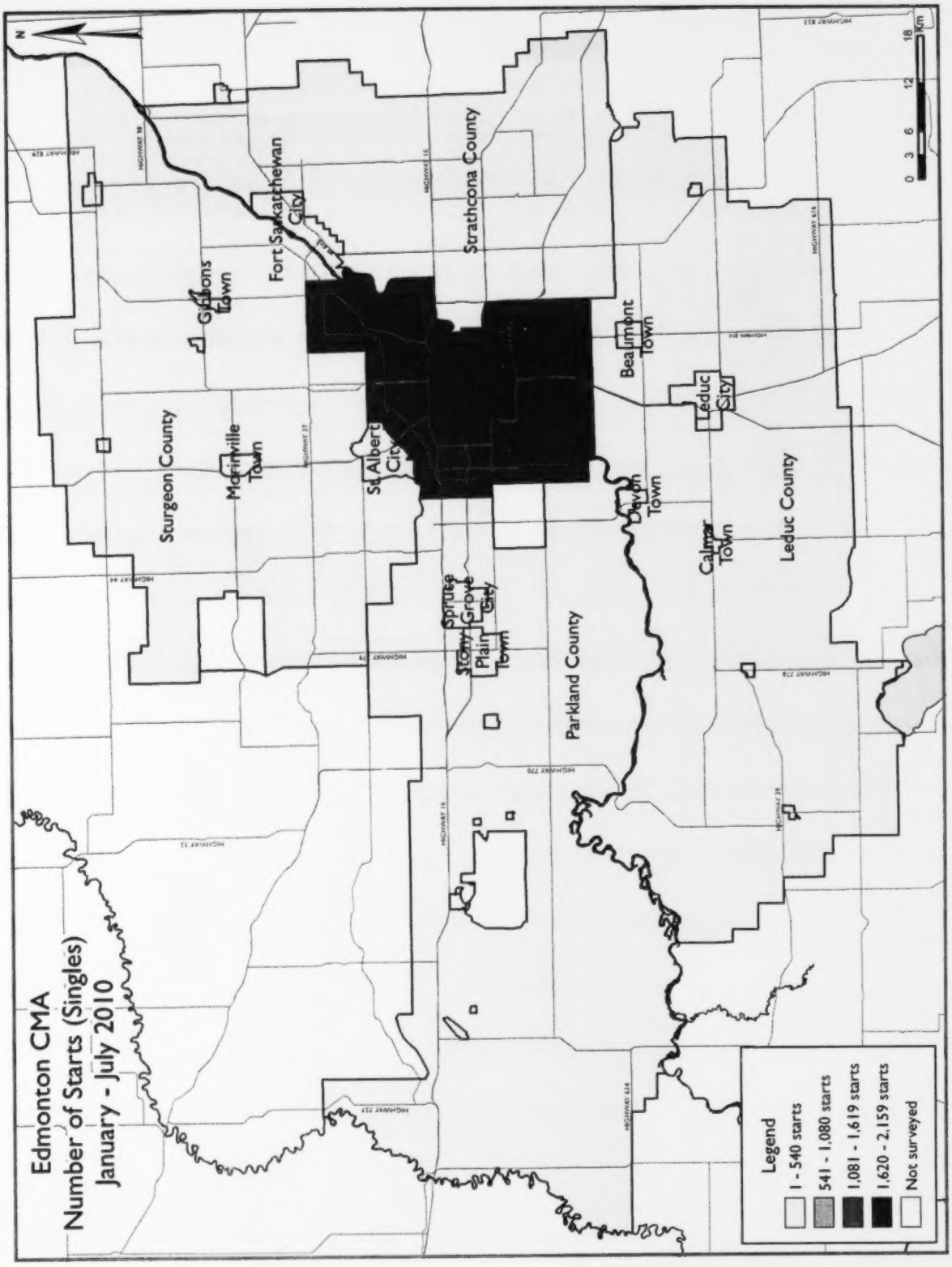

Edmonton CMA
Number of Starts (Singles)
July 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Edmonton City
Stony Plain Town
Sprucé Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 86 starts
87 - 172 starts
173 - 258 starts
259 - 344 starts
Not surveyed
N
0 3 6 12 18
Km

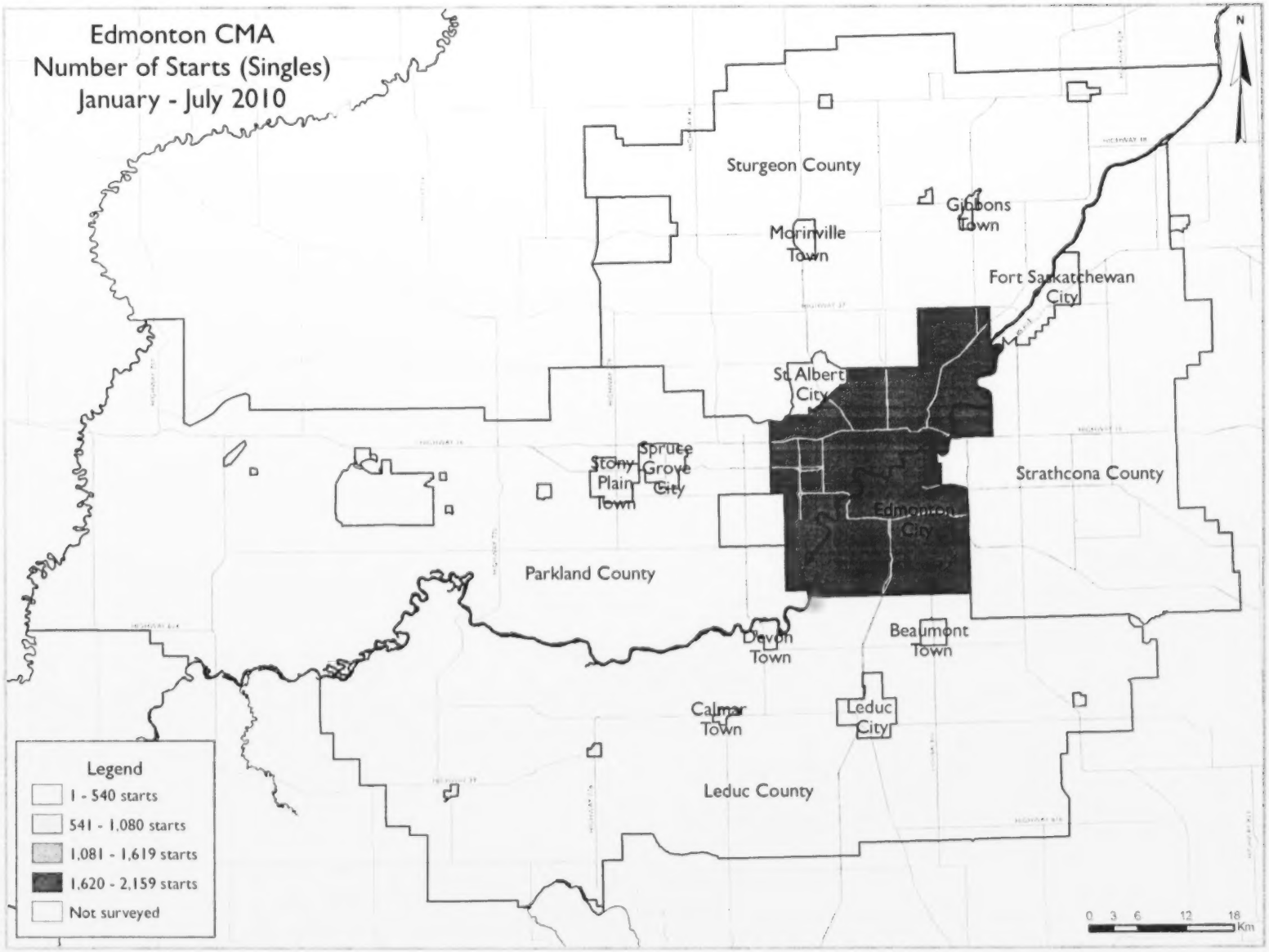

Edmonton CMA
Total Number of Starts
July 2010
Legend
No starts
1 - 129 starts
130 - 258 starts
259 - 386 starts
387 - 515 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County
0 3 6 12 18 Km

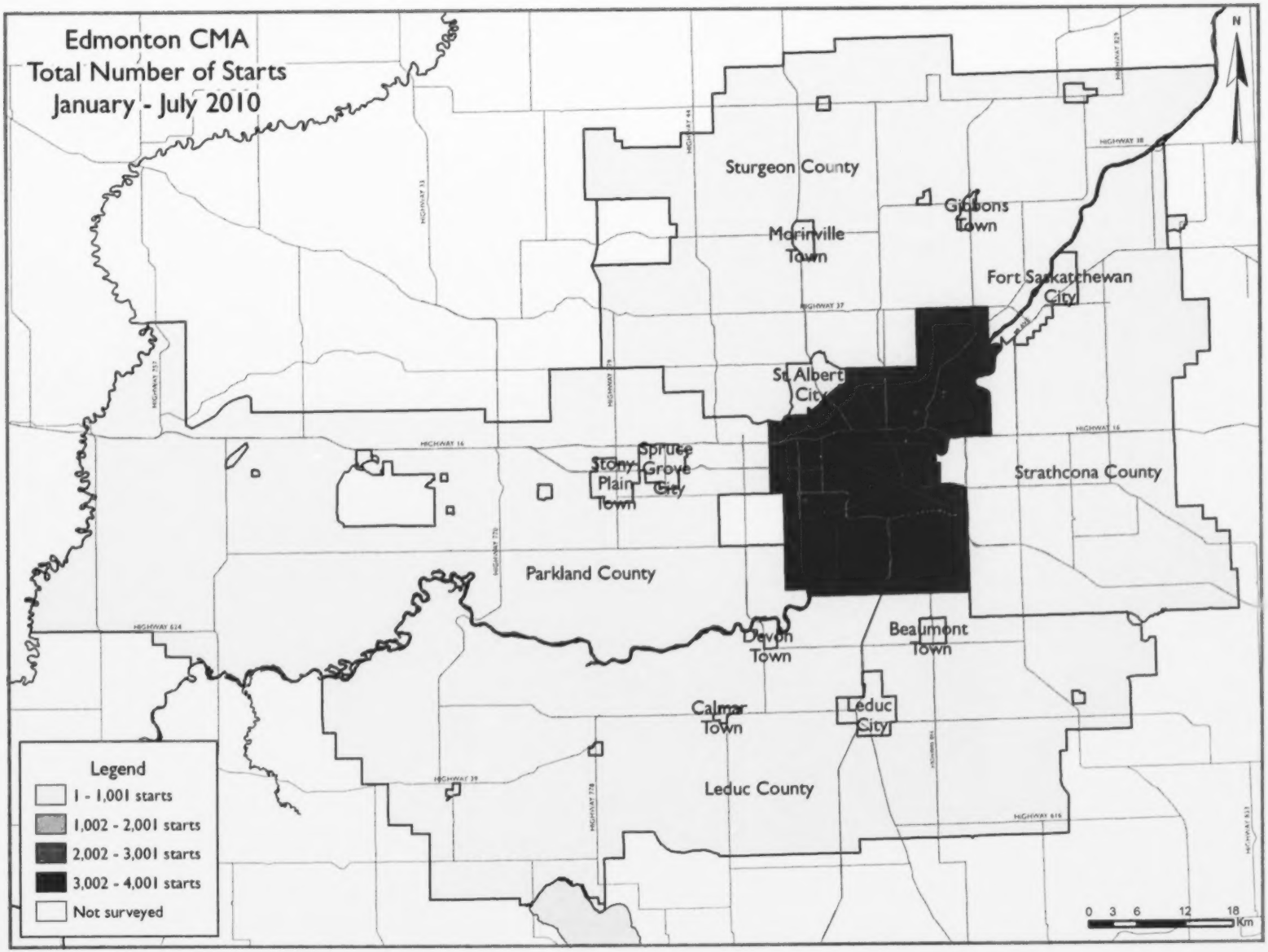

Edmonton CMA
Total Number of Starts
July 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 129 starts
130 - 258 starts
259 - 386 starts
387 - 515 starts
Not surveyed
0 3 6 12 18
Km

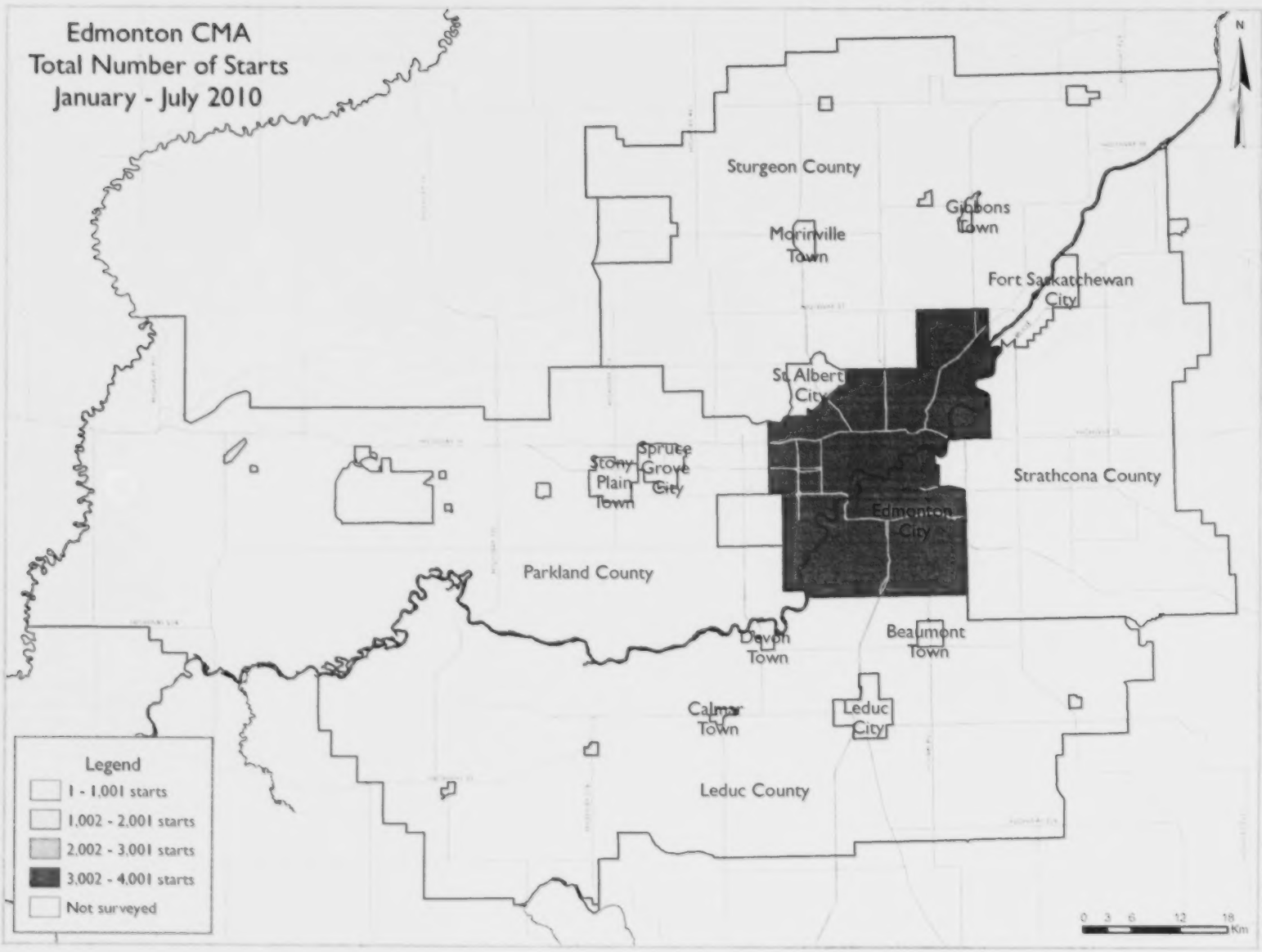

Edmonton CMA
Number of Starts (Multiples)
January - July 2010
N
0 3 6 12 18 km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 462 starts
463 - 922 starts
923 - 1,382 starts
1,383 - 1,842 starts
Not surveyed


Edmonton CMA
Number of Starts (Multiples)
January - July 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 462 starts
463 - 922 starts
923 - 1,382 starts
1,383 - 1,842 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - July 2010
Legend
1 - 540 starts
541 - 1,080 starts
1,081 - 1,619 starts
1,620 - 2,159 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - July 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
1 - 540 starts
541 - 1,080 starts
1,081 - 1,619 starts
1,620 - 2,159 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January - July 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Sprucе Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
1 - 1,001 starts
1,002 - 2,001 starts
2,002 - 3,001 starts
3,002 - 4,001 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January - July 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Edmonton City
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
1 - 1,001 starts
1,002 - 2,001 starts
2,002 - 3,001 starts
3,002 - 4,001 starts
Not surveyed
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2010	609	112	14	1	87	99	0	27	949
July 2009	273	100	7	0	71	0	0	0	451
% Change	123.1	12.0	100.0	n/a	22.5	n/a	n/a	n/a	110.4
Year-to-date 2010	3,795	800	85	4	501	946	34	163	6,328
Year-to-date 2009	1,389	362	79	1	265	171	0	96	2,363
% Change	173.2	121.0	7.6	**	89.1	**	n/a	69.8	167.8
UNDER CONSTRUCTION									
July 2010	4,116	854	101	14	943	2,601	47	440	9,116
July 2009	1,863	460	99	4	823	4,669	21	317	8,265
% Change	120.9	85.7	2.0	**	14.6	-44.3	123.8	38.8	10.3
COMPLETIONS									
July 2010	478	120	10	1	134	0	4	82	829
July 2009	221	82	4	0	75	261	0	104	747
% Change	116.3	46.3	150.0	n/a	78.7	-100.0	n/a	-21.2	11.0
Year-to-date 2010	2,706	664	62	5	489	886	4	242	5,058
Year-to-date 2009	1,753	482	43	2	511	1,691	22	226	4,730
% Change	54.4	37.8	44.2	150.0	-4.3	-47.6	-81.8	7.1	6.9
COMPLETED & NOT ABSORBED									
July 2010	381	91	19	1	167	654	1	89	1,403
July 2009	595	143	19	1	221	434	3	94	1,510
% Change	-36.0	-36.4	0.0	0.0	-24.4	50.7	-66.7	-5.3	-7.1
ABSORBED									
July 2010	504	94	10	1	119	13	4	6	751
July 2009	312	114	3	0	74	248	0	65	816
% Change	61.5	-17.5	**	n/a	60.8	-94.8	n/a	-90.8	-8.0
Year-to-date 2010	2,721	628	54	4	560	966	7	102	5,042
Year-to-date 2009	2,137	509	32	6	468	1,412	22	132	4,718
% Change	27.3	23.4	68.8	-33.3	19.7	-31.6	-68.2	-22.7	6.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
July 2010	344	62	14	0	68	0	0	27	515
July 2009	102	72	0	0	61	0	0	0	235
Beaumont Town									
July 2010	19	4	0	1	0	0	0	0	24
July 2009	3	2	0	0	2	0	0	0	7
Devon Town									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
July 2010	26	14	0	0	0	0	0	0	40
July 2009	14	8	3	0	0	0	0	0	25
Leduc City									
July 2010	32	2	0	0	4	80	0	0	118
July 2009	13	6	0	0	0	0	0	0	19
Leduc County									
July 2010	20	0	0	0	0	0	0	0	20
July 2009	6	0	0	0	0	0	0	0	6
Morinville Town									
July 2010	11	0	0	0	0	0	0	0	11
July 2009	1	0	0	0	0	0	0	0	1
Parkland County									
July 2010	18	0	0	0	0	0	0	0	18
July 2009	23	0	0	0	0	0	0	0	23
Spruce Grove City									
July 2010	27	26	0	0	0	0	0	0	53
July 2009	32	2	0	0	0	0	0	0	34
St. Albert City									
July 2010	33	0	0	0	0	0	0	0	33
July 2009	20	2	0	0	8	0	0	0	30
Stony Plain Town									
July 2010	10	0	0	0	0	0	0	0	10
July 2009	7	2	4	0	0	0	0	0	13
Strathcona County									
July 2010	39	4	0	0	15	0	0	0	58
July 2009	32	4	0	0	0	0	0	0	36
Sturgeon County									
July 2010	22	0	0	0	0	0	0	0	22
July 2009	15	0	0	0	0	0	0	0	15
Remainder of the CMA									
July 2010	8	0	0	0	0	19	0	0	27
July 2009	4	2	0	0	0	0	0	0	6
Edmonton CMA									
July 2010	609	112	14	1	87	99	0	27	949
July 2009	273	100	7	0	71	0	0	0	451

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
July 2010	2,195	544	69	7	675	2,209	35	164	5,898
July 2009	749	258	80	3	547	4,043	21	120	5,830
Beaumont Town									
July 2010	205	18	0	1	32	0	0	0	256
July 2009	33	10	0	0	20	0	0	35	98
Devon Town									
July 2010	12	12	0	0	10	0	0	28	62
July 2009	3	0	0	0	15	0	0	0	18
Fort Saskatchewan City									
July 2010	185	52	11	0	25	0	0	152	425
July 2009	81	32	6	0	30	152	0	0	301
Leduc City									
July 2010	314	52	0	0	22	165	0	96	649
July 2009	143	42	0	0	18	0	0	0	203
Leduc County									
July 2010	90	0	0	0	0	0	0	0	90
July 2009	42	2	0	0	0	0	0	0	44
Morinville Town									
July 2010	74	2	4	0	44	20	0	0	144
July 2009	25	2	0	0	49	20	0	0	96
Parkland County									
July 2010	155	0	0	0	0	0	0	0	155
July 2009	166	0	0	0	0	0	0	0	166
Spruce Grove City									
July 2010	169	90	9	0	8	0	0	0	276
July 2009	132	64	9	0	0	160	0	0	365
St. Albert City									
July 2010	158	2	0	0	0	36	0	0	196
July 2009	82	8	0	0	17	101	0	91	299
Stony Plain Town									
July 2010	67	12	4	0	68	119	12	0	282
July 2009	91	4	4	0	102	119	0	0	320
Strathcona County									
July 2010	328	68	4	6	59	0	0	0	465
July 2009	185	34	0	1	25	74	0	71	390
Sturgeon County									
July 2010	106	0	0	0	0	0	0	0	106
July 2009	109	0	0	0	0	0	0	0	109
Remainder of the CMA									
July 2010	58	2	0	0	0	52	0	0	112
July 2009	22	4	0	0	0	0	0	0	26
Edmonton CMA									
July 2010	4,116	854	101	14	943	2,601	47	440	9,116
July 2009	1,863	460	99	4	823	4,669	21	317	8,265

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
July 2010	266	62	3	0	78	0	0	0	409
July 2009	121	56	0	0	39	155	0	0	371
Beaumont Town									
July 2010	3	4	0	0	0	0	0	0	7
July 2009	2	0	0	0	0	0	0	0	2
Devon Town									
July 2010	2	0	0	0	0	0	0	0	2
July 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
July 2010	19	22	7	0	0	0	0	0	48
July 2009	9	4	0	0	0	0	0	0	13
Leduc City									
July 2010	21	4	0	0	38	0	4	0	67
July 2009	12	0	0	0	4	0	0	0	16
Leduc County									
July 2010	6	0	0	0	0	0	0	0	6
July 2009	1	0	0	0	0	0	0	0	1
Morinville Town									
July 2010	9	0	0	0	0	0	0	0	9
July 2009	4	0	4	0	7	85	0	0	100
Parkland County									
July 2010	11	0	0	0	0	0	0	0	11
July 2009	13	0	0	0	0	0	0	0	13
Spruce Grove City									
July 2010	42	6	0	0	0	0	0	0	48
July 2009	4	0	0	0	0	0	0	0	4
St. Albert City									
July 2010	21	6	0	0	8	0	0	82	117
July 2009	6	10	0	0	0	0	0	41	57
Stony Plain Town									
July 2010	7	2	0	0	0	0	0	0	9
July 2009	4	0	0	0	13	0	0	0	17
Strathcona County									
July 2010	45	12	0	1	10	0	0	0	68
July 2009	25	8	0	0	12	0	0	63	108
Sturgeon County									
July 2010	23	0	0	0	0	0	0	0	23
July 2009	15	0	0	0	0	0	0	0	15
Remainder of the CMA									
July 2010	3	2	0	0	0	0	0	0	5
July 2009	5	4	0	0	0	21	0	0	30
Edmonton CMA									
July 2010	478	120	10	1	134	0	4	82	829
July 2009	221	82	4	0	75	261	0	104	747

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
July 2010	183	51	9	1	97	440	1	37	819
July 2009	263	74	9	0	91	84	3	49	573
Beaumont Town									
July 2010	8	0	0	0	2	0	0	0	10
July 2009	29	1	0	0	5	0	0	0	35
Devon Town									
July 2010	2	0	0	0	0	0	0	0	2
July 2009	5	0	0	0	2	0	0	0	7
Fort Saskatchewan City									
July 2010	28	19	3	0	17	67	0	0	134
July 2009	34	22	2	0	32	105	0	0	195
Leduc City									
July 2010	22	0	0	0	20	46	0	40	128
July 2009	41	1	0	0	15	78	0	0	135
Leduc County									
July 2010	1	0	0	0	0	0	0	0	1
July 2009	0	0	0	0	0	0	0	0	0
Morinville Town									
July 2010	9	0	3	0	9	0	0	0	21
July 2009	35	3	3	0	22	22	0	0	85
Parkland County									
July 2010	6	0	0	0	0	0	0	0	6
July 2009	14	0	1	0	0	0	0	0	15
Spruce Grove City									
July 2010	21	7	4	0	0	93	0	0	125
July 2009	22	9	4	0	0	93	0	0	128
St. Albert City									
July 2010	26	5	0	0	4	0	0	0	35
July 2009	36	12	0	0	0	0	0	1	49
Stony Plain Town									
July 2010	20	0	0	0	13	4	0	0	37
July 2009	35	12	0	0	28	43	0	0	118
Strathcona County									
July 2010	55	7	0	0	5	4	0	12	83
July 2009	62	9	0	1	26	9	0	44	151
Sturgeon County									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
July 2010	0	2	0	0	0	0	0	0	2
July 2009	16	0	0	0	0	0	0	0	16
Edmonton CMA									
July 2010	381	91	19	1	167	654	1	89	1,403
July 2009	595	143	19	1	221	434	3	94	1,510

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
July 2010	287	55	0	0	74	6	0	6	428
July 2009	151	80	1	0	41	163	0	6	442
Beaumont Town									
July 2010	3	4	0	0	0	0	0	0	7
July 2009	5	0	0	0	0	0	0	0	5
Devon Town									
July 2010	2	0	0	0	0	0	0	0	2
July 2009	1	0	0	0	3	0	0	0	4
Fort Saskatchewan City									
July 2010	19	16	5	0	1	0	0	0	41
July 2009	24	12	0	0	1	0	0	0	37
Leduc City									
July 2010	25	6	0	0	24	1	4	0	60
July 2009	23	0	0	0	0	0	0	0	23
Leduc County									
July 2010	6	0	0	0	0	0	0	0	6
July 2009	1	0	0	0	0	0	0	0	1
Morinville Town									
July 2010	8	0	4	0	0	6	0	0	18
July 2009	11	1	2	0	1	63	0	0	78
Parkland County									
July 2010	11	0	0	0	0	0	0	0	11
July 2009	14	0	0	0	0	0	0	0	14
Spruce Grove City									
July 2010	41	0	1	0	0	0	0	0	42
July 2009	14	4	0	0	0	0	0	0	18
St. Albert City									
July 2010	22	4	0	0	6	0	0	0	32
July 2009	7	6	0	0	2	1	0	40	56
Stony Plain Town									
July 2010	10	2	0	0	3	0	0	0	15
July 2009	5	1	0	0	6	0	0	0	12
Strathcona County									
July 2010	43	7	0	1	11	0	0	0	62
July 2009	34	6	0	0	20	0	0	19	79
Sturgeon County									
July 2010	23	0	0	0	0	0	0	0	23
July 2009	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
July 2010	4	0	0	0	0	0	0	0	4
July 2009	6	4	0	0	0	21	0	0	31
Edmonton CMA									
July 2010	504	94	10	1	119	13	4	6	751
July 2009	312	114	3	0	74	248	0	65	816

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	% Change
Edmonton City	344	102	64	76	80	57	27	0	515	235	119.1
Beaumont Town	20	3	4	4	0	0	0	0	24	7	**
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	26	14	14	8	0	3	0	0	40	25	60.0
Gibbons Town	2	0	0	0	0	0	7	0	9	0	n/a
Leduc City	32	13	2	6	4	0	80	0	118	19	**
Leduc County	20	6	0	0	0	0	0	0	20	6	**
Morinville Town	11	1	0	0	0	0	0	0	11	1	**
Parkland County	18	23	0	0	0	0	0	0	18	23	-21.7
Spruce Grove City	27	32	26	2	0	0	0	0	53	34	55.9
St. Albert City	33	20	0	2	0	8	0	0	33	30	10.0
Stony Plain Town	10	7	0	2	0	4	0	0	10	13	-23.1
Strathcona County	39	32	6	4	13	0	0	0	58	36	61.1
Sturgeon County	22	15	0	0	0	0	0	0	22	15	46.7
Remainder of the CMA	5	4	0	2	0	0	12	0	17	6	183.3
Edmonton CMA	610	273	116	106	97	72	126	0	949	451	110.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	2,159	674	590	272	451	193	801	185	4,001	1,324	**
Beaumont Town	139	18	26	12	0	0	0	0	165	30	**
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	4	1	4	0	5	0	28	0	41	1	**
Fort Saskatchewan City	171	70	54	38	11	6	0	0	236	114	107.0
Gibbons Town	11	3	0	0	0	0	7	0	18	3	**
Leduc City	207	104	20	24	4	14	261	0	492	142	**
Leduc County	65	28	0	2	0	0	0	0	65	30	116.7
Morinville Town	75	22	0	0	7	4	0	0	82	26	**
Parkland County	120	74	0	0	0	0	0	0	120	74	62.2
Spruce Grove City	200	68	98	24	8	0	0	0	306	92	**
St. Albert City	131	66	2	6	0	8	0	82	133	162	-17.9
Stony Plain Town	66	56	12	2	12	48	0	0	90	106	-15.1
Strathcona County	310	143	68	32	46	19	0	0	424	194	118.6
Sturgeon County	101	52	0	0	0	0	0	0	101	52	94.2
Remainder of the CMA	39	11	2	2	0	0	12	0	53	13	**
Edmonton CMA	3,799	1,390	876	414	544	292	1,109	267	6,328	2,363	167.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Edmonton City	80	57	0	0	0	0	27	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	3	0	0	0	0	0	0
Gibbons Town	0	0	0	0	7	0	0	0
Leduc City	4	0	0	0	80	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	8	0	0	0	0	0	0
Stony Plain Town	0	4	0	0	0	0	0	0
Strathcona County	13	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	12	0	0	0
Edmonton CMA	**97**	**72**	**0**	**0**	**99**	**0**	**27**	**0**

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	429	193	22	0	762	171	39	14
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	0	0	0	0	0	28	0
Fort Saskatchewan City	11	6	0	0	0	0	0	0
Gibbons Town	0	0	0	0	7	0	0	0
Leduc City	4	14	0	0	165	0	96	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	7	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	8	0	0	0	0	0	82
Stony Plain Town	0	48	12	0	0	0	0	0
Strathcona County	46	19	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	12	0	0	0
Edmonton CMA	**510**	**292**	**34**	**0**	**946**	**171**	**163**	**96**

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Edmonton City	420	174	68	61	27	0	515	235
Beaumont Town	23	5	1	2	0	0	24	7
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	40	25	0	0	0	0	40	25
Gibbons Town	2	0	7	0	0	0	9	0
Leduc City	34	19	84	0	0	0	118	19
Leduc County	20	6	0	0	0	0	20	6
Morinville Town	11	1	0	0	0	0	11	1
Parkland County	18	23	0	0	0	0	18	23
Spruce Grove City	53	34	0	0	0	0	53	34
St. Albert City	33	22	0	8	0	0	33	30
Stony Plain Town	10	13	0	0	0	0	10	13
Strathcona County	43	36	15	0	0	0	58	36
Sturgeon County	22	15	0	0	0	0	22	15
Remainder of the CMA	5	6	12	0	0	0	17	6
Edmonton CMA	735	380	187	71	27	0	949	451

Table 2.5: Starts by Submarket and by Intended Market
January - July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	2,747	964	1,193	346	61	14	4,001	1,324
Beaumont Town	156	28	9	2	0	0	165	30
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	8	1	5	0	28	0	41	1
Fort Saskatchewan City	236	114	0	0	0	0	236	114
Gibbons Town	11	3	7	0	0	0	18	3
Leduc City	227	128	169	14	96	0	492	142
Leduc County	65	30	0	0	0	0	65	30
Morinville Town	82	26	0	0	0	0	82	26
Parkland County	120	74	0	0	0	0	120	74
Spruce Grove City	298	92	8	0	0	0	306	92
St. Albert City	133	72	0	8	0	82	133	162
Stony Plain Town	78	62	0	44	12	0	90	106
Strathcona County	376	171	48	23	0	0	424	194
Sturgeon County	101	52	0	0	0	0	101	52
Remainder of the CMA	41	13	12	0	0	0	53	13
Edmonton CMA	4,680	1,830	1,451	437	197	96	6,328	2,363

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	% Change
Edmonton City	266	121	78	64	65	31	0	155	409	371	10.2
Beaumont Town	3	2	4	0	0	0	0	0	7	2	**
Calmar Town	0	1	0	4	0	0	0	0	0	5	-100.0
Devon Town	2	0	0	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	19	9	22	4	7	0	0	0	48	13	**
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	21	12	18	0	28	4	0	0	67	16	**
Leduc County	6	1	0	0	0	0	0	0	6	1	**
Morinville Town	9	4	0	0	0	11	0	85	9	100	-91.0
Parkland County	11	13	0	0	0	0	0	0	11	13	-15.4
Spruce Grove City	42	4	6	0	0	0	0	0	48	4	**
St. Albert City	21	6	6	10	8	0	82	41	117	57	105.3
Stony Plain Town	7	4	2	4	0	9	0	0	9	17	-47.1
Strathcona County	46	25	16	10	6	10	0	63	68	108	-37.0
Sturgeon County	23	15	0	0	0	0	0	0	23	15	53.3
Remainder of the CMA	3	3	2	0	0	0	0	21	5	24	-79.2
Edmonton CMA	479	221	154	96	114	65	82	365	829	747	11.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	1,638	889	486	382	303	280	999	1,071	3,426	2,622	30.7
Beaumont Town	19	45	10	14	6	8	0	28	35	95	-63.2
Calmar Town	0	1	0	4	0	0	0	0	0	5	-100.0
Devon Town	3	6	0	0	10	15	0	0	13	21	-38.1
Fort Saskatchewan City	99	54	84	62	15	7	0	60	198	183	8.2
Gibbons Town	9	16	0	0	0	0	0	0	9	16	-43.8
Leduc City	85	118	36	40	48	63	47	205	216	426	-49.3
Leduc County	35	54	2	0	0	0	0	0	37	54	-31.5
Morinville Town	34	42	2	4	10	11	0	85	46	142	-67.6
Parkland County	88	112	0	0	0	3	0	0	88	115	-23.5
Spruce Grove City	167	73	42	32	8	8	0	123	217	236	-8.1
St. Albert City	102	43	22	12	24	8	82	41	230	104	121.2
Stony Plain Town	68	30	10	12	0	29	0	47	78	118	-33.9
Strathcona County	249	154	72	30	25	34	0	236	346	454	-23.8
Sturgeon County	97	95	2	0	0	0	0	0	99	95	4.2
Remainder of the CMA	18	23	2	0	0	0	0	21	20	44	-54.5
Edmonton CMA	2,711	1,755	770	592	449	466	1,128	1,917	5,058	4,730	6.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Edmonton City	65	31	0	0	0	155	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	7	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	24	4	4	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	11	0	0	0	85	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	8	0	0	0	0	0	82	41
Stony Plain Town	0	9	0	0	0	0	0	0
Strathcona County	6	10	0	0	0	0	0	63
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	110	65	4	0	0	261	82	104

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	303	272	0	8	886	977	113	94
Beaumont Town	6	8	0	0	0	0	0	28
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	10	15	0	0	0	0	0	0
Fort Saskatchewan City	15	7	0	0	0	60	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	44	63	4	0	0	205	47	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	10	11	0	0	0	85	0	0
Parkland County	0	3	0	0	0	0	0	0
Spruce Grove City	8	8	0	0	0	123	0	0
St. Albert City	24	8	0	0	0	0	82	41
Stony Plain Town	0	29	0	0	0	47	0	0
Strathcona County	25	34	0	0	0	173	0	63
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	445	458	4	8	886	1,691	242	226

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Edmonton City	331	177	78	194	0	0	409	371
Beaumont Town	7	2	0	0	0	0	7	2
Calmar Town	0	5	0	0	0	0	0	5
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	48	13	0	0	0	0	48	13
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	25	12	38	4	4	0	67	16
Leduc County	6	1	0	0	0	0	6	1
Morinville Town	9	8	0	92	0	0	9	100
Parkland County	11	13	0	0	0	0	11	13
Spruce Grove City	48	4	0	0	0	0	48	4
St. Albert City	27	16	8	0	82	41	117	57
Stony Plain Town	9	4	0	13	0	0	9	17
Strathcona County	57	33	11	12	0	63	68	108
Sturgeon County	23	15	0	0	0	0	23	15
Remainder of the CMA	5	3	0	21	0	0	5	24
Edmonton CMA	608	307	135	336	86	104	829	747

Table 3.5: Completions by Submarket and by Intended Market
January - July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	2,087	1,204	1,226	1,302	113	116	3,426	2,622
Beaumont Town	29	59	6	8	0	28	35	95
Calmar Town	0	5	0	0	0	0	0	5
Devon Town	3	6	10	15	0	0	13	21
Fort Saskatchewan City	193	121	5	62	0	0	198	183
Gibbons Town	9	16	0	0	0	0	9	16
Leduc City	107	150	58	276	51	0	216	426
Leduc County	37	54	0	0	0	0	37	54
Morinville Town	46	50	0	92	0	0	46	142
Parkland County	88	115	0	0	0	0	88	115
Spruce Grove City	217	113	0	123	0	0	217	236
St. Albert City	118	55	30	8	82	41	230	104
Stony Plain Town	72	34	6	84	0	0	78	118
Strathcona County	307	178	39	213	0	63	346	454
Sturgeon County	99	95	0	0	0	0	99	95
Remainder of the CMA	20	23	0	21	0	0	20	44
Edmonton CMA	3,432	2,278	1,380	2,204	246	248	5,058	4,730

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
July 2010	36	12.9	101	36.2	60	21.5	36	12.9	46	16.5	279	452,900	545,388
July 2009	20	14.0	36	25.2	38	26.6	16	11.2	33	23.1	143	491,300	537,950
Year-to-date 2010	274	17.1	697	43.6	317	19.8	130	8.1	180	11.3	1,598	425,000	483,274
Year-to-date 2009	74	7.3	307	30.4	260	25.7	126	12.5	244	24.1	1,011	498,000	582,364
Beaumont Town													
July 2010	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	--	--
July 2009	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	--	--
Year-to-date 2010	9	42.9	7	33.3	3	14.3	1	4.8	1	4.8	21	385,000	394,842
Year-to-date 2009	2	3.0	23	34.8	29	43.9	9	13.6	3	4.5	66	475,000	483,000
Calmar Town													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
July 2010	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
July 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	5	62.5	2	25.0	1	12.5	8	--	--
Fort Saskatchewan City													
July 2010	2	10.5	11	57.9	4	21.1	0	0.0	2	10.5	19	395,500	440,905
July 2009	5	20.8	15	62.5	1	4.2	1	4.2	2	8.3	24	373,450	414,150
Year-to-date 2010	27	26.7	57	56.4	10	9.9	4	4.0	3	3.0	101	373,000	394,965
Year-to-date 2009	19	19.4	53	54.1	13	13.3	4	4.1	9	9.2	98	392,000	431,959
Gibbons Town													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	4	44.4	5	55.6	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2009	12	60.0	6	30.0	2	10.0	0	0.0	0	0.0	20	340,000	342,000
Leduc City													
July 2010	6	24.0	3	12.0	7	28.0	8	32.0	1	4.0	25	535,000	483,990
July 2009	3	13.0	10	43.5	9	39.1	1	4.3	0	0.0	23	429,900	434,017
Year-to-date 2010	44	46.3	28	29.5	12	12.6	10	10.5	1	1.1	95	360,400	385,546
Year-to-date 2009	17	10.1	59	34.9	62	36.7	26	15.4	5	3.0	169	465,000	470,555
Leduc County													
July 2010	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	7	20.6	9	26.5	12	35.3	4	11.8	2	5.9	34	460,450	452,575
Year-to-date 2009	2	3.8	2	3.8	2	3.8	13	24.5	34	64.2	53	700,000	716,509
Morinville Town													
July 2010	2	28.6	5	71.4	0	0.0	0	0.0	0	0.0	7	--	--
July 2009	3	27.3	6	54.5	1	9.1	1	9.1	0	0.0	11	410,000	400,436
Year-to-date 2010	14	31.1	25	55.6	6	13.3	0	0.0	0	0.0	45	376,500	374,687
Year-to-date 2009	16	23.5	42	61.8	7	10.3	1	1.5	2	2.9	68	386,500	412,935

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
July 2010	1	14.3	0	0.0	0	0.0	2	28.6	4	57.1	7	--	--
July 2009	1	12.5	2	25.0	0	0.0	1	12.5	4	50.0	8	--	--
Year-to-date 2010	17	27.9	11	18.0	4	6.6	5	8.2	24	39.3	61	483,000	565,804
Year-to-date 2009	38	31.9	22	18.5	9	7.6	5	4.2	45	37.8	119	441,000	557,793
Spruce Grove City													
July 2010	5	12.5	22	55.0	7	17.5	4	10.0	2	5.0	40	398,438	431,348
July 2009	4	28.6	7	50.0	2	14.3	1	7.1	0	0.0	14	378,430	408,955
Year-to-date 2010	46	29.1	84	53.2	19	12.0	6	3.8	3	1.9	158	374,963	391,015
Year-to-date 2009	31	29.5	48	45.7	20	19.0	3	2.9	3	2.9	105	382,726	397,331
St. Albert City													
July 2010	0	0.0	6	28.6	6	28.6	5	23.8	4	19.0	21	492,900	622,748
July 2009	0	0.0	1	14.3	2	28.6	2	28.6	2	28.6	7	--	--
Year-to-date 2010	1	1.0	29	29.0	34	34.0	20	20.0	16	16.0	100	499,350	567,406
Year-to-date 2009	1	1.4	8	11.4	15	21.4	15	21.4	31	44.3	70	622,550	672,269
Stony Plain Town													
July 2010	4	44.4	3	33.3	0	0.0	1	11.1	1	11.1	9	--	--
July 2009	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	25	37.3	32	47.8	5	7.5	1	1.5	4	6.0	67	378,491	426,696
Year-to-date 2009	18	51.4	14	40.0	3	8.6	0	0.0	0	0.0	35	326,183	344,281
Strathcona County													
July 2010	0	0.0	18	41.9	16	37.2	5	11.6	4	9.3	43	459,000	528,837
July 2009	2	5.9	6	17.6	9	26.5	6	17.6	11	32.4	34	548,000	711,000
Year-to-date 2010	3	1.4	82	37.3	67	30.5	25	11.4	43	19.5	220	479,000	587,445
Year-to-date 2009	4	2.0	27	13.7	76	38.6	21	10.7	69	35.0	197	540,000	692,804
Sturgeon County													
July 2010	9	39.1	1	4.3	3	13.0	4	17.4	6	26.1	23	540,000	492,391
July 2009	2	12.5	3	18.8	3	18.8	3	18.8	5	31.3	16	545,000	625,625
Year-to-date 2010	19	19.2	8	8.1	14	14.1	22	22.2	36	36.4	99	590,000	593,636
Year-to-date 2009	15	16.1	23	24.7	16	17.2	13	14.0	26	28.0	93	490,000	583,118
Remainder of the CMA													
July 2010	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0	4	--	--
July 2009	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	11	55.0	5	25.0	2	10.0	0	0.0	2	10.0	20	334,900	366,960
Year-to-date 2009	12	75.0	3	18.8	1	6.3	0	0.0	0	0.0	16	304,950	308,769
Edmonton CMA													
July 2010	70	14.3	175	35.9	105	21.5	66	13.5	72	14.8	488	449,850	521,290
July 2009	44	14.8	91	30.6	72	24.2	33	11.1	57	19.2	297	474,900	534,240
Year-to-date 2010	501	19.0	1,079	41.0	506	19.2	230	8.7	315	12.0	2,631	424,600	483,074
Year-to-date 2009	261	12.3	637	29.9	520	24.4	238	11.2	472	22.2	2,128	480,000	555,832

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2010

Submarket	July 2010	July 2009	% Change	YTD 2010	YTD 2009	% Change
Edmonton City	545,388	537,950	1.4	483,274	582,364	-17.0
Beaumont Town	--	--	n/a	394,842	483,000	-18.3
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	440,905	414,150	6.5	394,965	431,959	-8.6
Gibbons Town	--	--	n/a	--	342,000	n/a
Leduc City	483,990	434,017	11.5	385,546	470,555	-18.1
Leduc County	--	--	n/a	452,575	716,509	-36.8
Morinville Town	--	400,436	n/a	374,687	412,935	-9.3
Parkland County	--	--	n/a	565,804	557,793	1.4
Spruce Grove City	431,348	408,955	5.5	391,015	397,331	-1.6
St. Albert City	622,748	--	n/a	567,406	672,269	-15.6
Stony Plain Town	--	--	n/a	426,696	344,281	23.9
Strathcona County	528,837	711,000	-25.6	587,445	692,804	-15.2
Sturgeon County	492,391	625,625	-21.3	593,636	583,118	1.8
Remainder of the CMA	--	--	n/a	366,960	308,769	18.8
Edmonton CMA	521,290	534,240	-2.4	483,074	555,832	-13.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
July 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	730	-40.5	1,159	2,429	2,763	41.9	317,049	-4.5	326,773
	February	1,075	-16.5	1,292	2,664	2,905	44.5	308,970	-8.7	309,971
	March	1,380	-11.4	1,243	2,881	2,431	51.1	309,032	-10.1	308,852
	April	1,843	1.1	1,535	2,999	2,457	62.5	312,127	-7.4	304,184
	May	2,161	18.7	1,763	3,180	2,689	65.6	326,332	-4.2	305,597
	June	2,551	37.7	1,964	3,136	2,490	78.9	328,285	-3.8	298,039
	July	2,278	27.7	1,909	3,052	2,614	73.0	324,744	-3.1	331,192
	August	1,673	8.6	1,726	2,629	2,616	66.0	318,321	-3.3	310,488
	September	1,704	-1.4	1,672	2,559	2,456	68.1	327,235	0.7	337,099
	October	1,535	22.9	1,701	2,192	2,306	73.8	318,969	0.4	343,101
	November	1,261	41.5	1,618	1,894	2,547	63.5	318,482	0.0	335,646
	December	948	55.9	1,557	1,081	2,422	64.3	319,201	2.6	333,392
2010	January	884	21.1	1,449	2,199	2,594	55.9	314,783	-0.7	322,715
	February	1,298	20.7	1,515	2,505	2,677	56.6	316,927	2.6	327,625
	March	1,691	22.5	1,459	3,728	2,915	50.1	342,933	11.0	341,425
	April	1,846	0.2	1,539	3,884	3,032	50.8	339,172	8.7	332,056
	May	1,825	-15.5	1,428	3,670	3,016	47.3	340,723	4.4	317,926
	June	1,658	-35.0	1,284	3,473	2,852	45.0	335,271	2.1	303,937
	July	1,389	-39.0	1,239	2,955	2,695	46.0	329,731	1.5	322,059
	August									
	September									
	October									
	November									
	December									
	Q2 2009	6,555	19.3		9,315			323,098	-4.9	
	Q2 2010	5,329	-18.7		11,027			338,489	4.8	
	YTD 2009	12,018	5.9		20,341			320,164	-5.4	
	YTD 2010	10,591	-11.9		22,414			333,429	4.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2010

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	222.3	120.2	626	4.1	73.1	910
	February	627	5.00	5.79	215.7	121.5	623	4.5	73.0	902
	March	613	4.50	5.55	213.1	120.9	622	4.8	72.9	898
	April	596	3.90	5.25	211.2	120.5	622	5.2	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	620	6.7	73.7	912
	July	631	3.75	5.85	208.3	121.8	617	7.2	73.6	916
	August	631	3.75	5.85	207.6	122.1	616	7.5	73.5	927
	September	610	3.70	5.49	207.4	121.7	614	7.6	73.2	933
	October	630	3.80	5.84	206.8	121.8	610	7.8	72.7	948
	November	616	3.60	5.59	207.0	122.7	610	7.7	72.5	946
	December	610	3.60	5.49	207.3	122.0	615	7.6	72.8	937
2010	January	610	3.60	5.49	207.9	122.4	622	6.9	73.1	921
	February	604	3.60	5.39	208.6	122.9	617	6.8	72.2	905
	March	631	3.60	5.85	208.0	122.3	608	7.3	71.5	896
	April	655	3.80	6.25	209.0	122.6	609	7.6	71.7	897
	May	639	3.70	5.99	209.0	122.8	616	7.4	72.3	906
	June	633	3.60	5.89	208.7	122.7	621	7.1	72.6	917
	July	627	3.50	5.79		123.5	617	6.9	71.8	925
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2010 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

Affordable Housing Matters!

Looking for affordable housing ideas? These personal accounts demonstrate the positive impact that affordable housing solutions have made in the lives of Canadians. Read them and you may become inspired to get involved in affordable housing projects in your community!

64171_2010_M08